Montgomery County Residential Smoke Alarm Requirements

	Built Prior to 7/75	Built between 7/75-7/89	Built between 7/89 - 7/90	Built between 7/90 - 7/94	Built after 7/94	7/1/2013 Update: Maryland's Smoke Alarm Law Applicable to battery-operated smoke alarms Phased in implementation by 1/1/2018	After 7/1/2013 New Construction
Statutory and Code Requirements	Art. 38A Sec.12A 1975 NFPA 74	Art.38A Sec.12A 1989 NFPA 72	Art.38A Sec.12A 1 989 NFPA 72	Art.38A Sec.12A 1990 NFPA 72	Art .38A Sec.12A 1994 NFPA 72	Public Safety Article, Sections 9- 101 through 9-109 (2013)	International Residential Code (2012)
Installation Responsibility	Owner	Owner	Owner	Owner	Builder/Owner	Owner	Owner
Type of Alarm	Battery or Hardwired	Hardwired	Hardwired Interconnected	Hardwired, Interconnected with battery back-up	Hardwired Interconnected with battery back-up	Battery-operated smoke alarms Does NOT affect hardwired alarms	Hardwired, Interconnected with battery back-up
Location	Outside each sleeping area	Outside each sleeping area	Outside each sleeping area & on every level	Outside each sleeping area & on every level	Inside & outside each sleeping area & on every level	By 1/1/2018 Any battery- operated smoke alarm must be sealed, tamper resistant units incorporating a silence/hush button and using long-life batteries.	For all new residential units constructed after 7/1/2013, at least one smoke alarm must be installed in each sleeping room, in the hallway or common area outside of sleeping rooms, and in the hallway or common area on each level within a residential dwelling unit, including basements and excluding specified unoccupied spaces such as attics.
Maintenance Responsibility	Occupant	Occupant	Occupant	Occupant	Occupant	Occupant	Occupant

Installation and location of smoke alarms

Minimum location requirements:

- 1) Outside each sleeping area
- 2) On each level if dwelling is a multi-level home (includes basements)
- 3) To ensure maximum protection, install a smoke alarm inside each sleeping room

Maintenance

- 1) Monthly using test button, check smoke alarms to ensure they are working as recommended by the manufacturer
- 2) Replace smoke alarms that are ten years old. Smoke alarms do not last forever and units that are 10 years old are near the end of their service life and should be replaced. Both hard-wired and battery-operated alarms are equally affected by age. Just like any electrical appliance, the circuitry and components of smoke alarms wear out over time. When a smoke alarm reaches 10 years of use, the potential of failing to detect a fire increases substantially and replacing units after 10 years reduces the likelihood of failure.

Residential Sprinkler Systems

Nothing in the new law is intended to imply that smoke alarms are an adequate substitute for residential sprinkler protection. The combination of properly located and functioning smoke alarms and properly designed residential sprinkler protection systems provide the greatest potential for surviving any residential fire.